



Medely Estates Community Input Meeting Minutes

Location: 3445-a Box Hill Corporate Center Drive, Abingdon, MD 21009

Date: September 21, 2009, 6:00 p.m.

Presenters/Design & Development Team:

Megan Maffeo, Morris & Ritchie Associates, Inc. (MRA)

Meeting Summary:

An informational presentation and discussion was held describing the details of the Preliminary Plan for Medely Estates. Comparisons were made between the current plan and previously approved plans.

Public Comment / Question & Answer:

Evelyn & Bill Taylor – 3311 Philadelphia Road:

Stated that their property backs up to the proposed development's boundary and wanted to know the distance between their property line and proposed homes in Medely Estates. They indicated that previously the distance was seventy-five (75').

MRA:

It was noted that the proposed lots in Medely Estates extend to the property boundary as previously designed, and a twenty-five foot (25') drainage and utility easement runs along the property boundary. The typical lot detail was reviewed which shows a generic box for the proposed building footprint at a distance of sixty feet (60') from the common property line.

Evelyn & Bill Taylor – 3311 Philadelphia Road

Helen Morrison – 3217 Philadelphia Road

Diane & Douglas Rose – 3219 Philadelphia Road:

Inquired about road improvements at the proposed entrance to Medley Estates. A discussion among residents in the area ensued which included the following concerns:

1. Heavy traffic volumes and speeding on Philadelphia Road.
2. A significant amount of vehicular accidents including rear-ending, some resulting in serious injury and death, within this stretch of Philadelphia Road.
3. Restriping of the roadway has increased instances where vehicles will pass more often.
4. Indicated that some accidents are due to vehicles driving into the ditch along the side of Philadelphia Road.

MRA:

Improvements were discussed and pin pointed on the Preliminary Plan. Decel and accel lanes and associated tapers are proposed at the entrance to Medely Estates. In conjunction with these improvements the existing ditch in this area will be replaced with storm drain inlets. It was discussed that this may help to alleviate some of the traffic concerns associated with the ditch and instances of passing vehicles.



Helen Morrison – 3217 Philadelphia Road:

Asked how close the road improvements would be to her property line.

MRA:

The plan measures sixteen feet (16') from the beginning of proposed road improvements located within the right-of-way of Philadelphia Road to the property line.

Helen Morrison – 3217 Philadelphia Road:

What type of buffer is being proposed along the property boundary adjacent to her property? The homeowner has bee hives in her back yard and is concerned that children might come onto her property and it would be a safety risk. Also, it was stated that previous agreements with the developer were made that a privacy fence would be installed along this property line.

MRA:

The plan shows an elevation change of approximately 6' along the property boundary adjacent to this common property line. Existing trees on her property would remain in tact. MRA is unaware of any agreements that were made regarding a privacy fence, and stated that this is something that the developer would have to confirm.

Diane & Douglas Rose – 3219 Philadelphia Road:

Who will develop this property? Who will build the proposed homes?

MRA:

The plans are currently be prepared and submitted to Harford County on behalf of Crouse Construction. I am not aware of the homebuilder.

Some of the attendees indicated that Ryan had been the homebuilder designated previously.

Diane & Douglas Rose – 3219 Philadelphia Road:

How will the lot for the existing residents be accommodated?

MRA:

It was stated that to the best of our knowledge the existing home will remain until a new home is built within Medely Estates for the residents to move to. Also, it was stated that this is a discussion that the residents need to have with the developer as the road configuration and lot configuration has changed somewhat from the previous plan.

Evelyn & Bill Taylor – 3311 Philadelphia Road:

Will the development of Medely Estates accommodate sewer connections for adjacent properties? Where are the fire hydrants located?



MRA:

The proposed sewer alignment was pin pointed on the plan and proposed sanitary sewer stubs to adjacent properties where noted. Additionally, it was discussed that the sanitary sewer will connect to the existing sanitary sewer pump station located in the adjacent development of Cokesbury Manor.

The locations of proposed fire hydrants were circled on the plan with a total of two new hydrants proposed within Medely Estates and one existing hydrant near the proposed entrance to the development.

Evelyn & Bill Taylor – 3311 Philadelphia Road:

Was there a Traffic Study prepared for this project? Is a roundabout or light required at the proposed entrance to the development? How is it determined if a traffic light is warranted, what is the threshold?

MRA:

A traffic study was prepared, intersections designated by the county were observed for traffic counts and projections for trip generation created by the proposed development are combined to determine level of service and whether improvements are necessary. The road improvements shown are based on the traffic study that was prepared. It was stated that the trip generations do not warrant a roundabout or light at this location. MRA stated they would obtain additional information on thresholds requiring a traffic light.

It was announced that this project will be submitted for Development Advisory Committee review within the next month.

PRELIMINARY PLAN

SIGN IN SHEET

[illegible]